

Jackson County Water and Sewerage Authority
Board Meeting Minutes
February 8, 2024

Chairman Dylan Wilbanks convened the Jackson County Water and Sewerage Authority Board Meeting at 6:00 p.m. on February 8, 2024.

Member Attendees: Chairman Dylan Wilbanks, Vice Chairman Chris Nichols, Kevin Poe, and Tommy Benton.

Also Present: Attorney Paul Smart; Authority Staff - Joey Leslie, Mark Dudziak, Harold Garrison, Judy Smith, Karen Long, Nathan Hester, Caleb Baughcum, Hope Bowling, Amy Bales, Ronna Berrong, Matt Wyatt; Visitors - Bill Creekmore

Approval of Previous Minutes

Member Benton made a motion to approve the minutes from the January 11, 2024, meeting.

Vice Chairman Nichols seconded the motion. The motion was carried with no objection, and all board members present voted.

Operating Reports

Finance Director Judy Smith presented operating and financial reports, highlighting:

- 141.8 million gallons purchased, 113.6 million gallons sold.
- 24.8 million gallons used for flushing.
- 7.6% increase in billed water usage, 11.6% increase in sewer usage compared to a year ago.
- 2023 annual gain of 444 water and 291 sewer customers.
- Workorders completed for January 2024 - 550
- Backflow tests completed - 64

Old Business

Manor Lake Terms and Conditions of Approval Revisions

Manager Leslie said at the January 2024 meeting, Terms and Conditions of approval were granted for the Manor Lake Cottages development project. He said approval was made so that all associated fees must be paid when the engineering application is submitted.

Manager Leslie said the applicant met with staff asking that the fees be due at the time of engineering approval rather than at the time of the engineering application.

Manager Leslie said staff and applicant agreed to increase the \$1,000,000 in fees by \$75,000 in order to reflect the time value of money. With this revision, staff and applicant agreed that all water and wastewater fees will be due within 30 days of engineering approval.

Member Poe made a motion to approve the revisions to the Terms and Conditions for Manor Lake Cottages as presented with the verbiage in Section V changed from “assisted living” to “independent senior living”.

Vice Chairman Nichols seconded the motion. The motion was carried with no objection, and all board members present voted.

New Business

Upper Oconee Basin Water Authority Resolution

Manager Leslie said this proposed resolution authorizes the submission of a joint claim form with the Upper Oconee Basin Water Authority for settlements related to PFAS contamination litigation. This action allows the UOBWA to collect settlement funds for water pulled, treated and distributed from the Bear Creek Reservoir to JCWSA.

Manager Leslie said this resolution is required to move forward with any class action settlement. He said UOBWA will be responsible for distributing any funds received.

Member Poe made a motion to approve the Upper Oconee Basin Water Authority Resolution as presented.

Vice Chairman Nichols seconded the motion. The motion was carried with no objection, and all board members present voted.

Reserve at Gum Springs Prepaid Taps Agreement Revision

Manager Leslie said a prepaid taps agreement for Reserve at Gum Springs was executed in 2020. He said the developer would like to relocate the taps to better fit the topography. Manager Leslie said Exhibit “B” needs Board consent to execute an amendment of the contract.

Vice Chairman Nichols made a motion to authorize the Authority attorney to draft a second amendment to the Gum Springs contract modifying Exhibit “B” and authorize the Authority Manager to execute the contract amendment.

Member Benton seconded the motion. The motion was carried with no objection, and all board members present voted.

Wastewater Master Plan Presentation

Engineer Hester presented the Wastewater Master Plan for Board consideration. He said the CIP costs from the plan will be included in our ongoing rate study and any potential rate changes should be implemented prior to the expiration of our residential sewer tap suspension.

Manager Leslie said staff recommendation is to adopt the Wastewater Master Plan. He stated he would like to see connection fees pay for the plan. Manager Leslie said we want to be proactive with our system.

Member Poe requested time to review the study.

Department Reports

Wastewater

Average daily flow .787

Peak Day Flow 1.1 MGD

Effluent BOD 100 % removal

Effluent TSS 99.5 % removal

Effluent NH3N 95 % removal

Wastewater work order tasks completed: 270

- CMOM manhole inspections: 34
- Lift station inspections: 116
- Sewer connection inspections: 45
- Wastewater treatment plant tasks: 25

Collections System:

- Started annual CMOM and Sewer RAT work
- Completed quarterly grease trap inspections.
- All-South Environmental cleaned out the Middle Oconee Lift station this month. A total of 26.8 tons of trash was removed from the wet well.
- Worked on removing rags throughout the system.
- I & I check system-wide on rainy days.

Wastewater Plant:

Wastewater plant operators had a tough month fighting heavy rain and changing temperatures in January, many issues with flushable wipes and rags this month clogging the headworks screen. Hach in to complete maintenance on the Phosphax unit. Completed in-house maintenance on both sludge presses.

Wastewater Operations Manager monthly highlights:

Worked on bids and onsite visits for remodeling at 38 Adella Drive.

- Worked with Middle Oconee staff on numerous issues throughout the month.
- Attended a meeting with our rate consultant as well as a meeting with engineering and our department leads concerning the new sewer master plan.
- Onsite monthly meeting with the general manager and wastewater staff on the 17th.
- Met with The Ops(TDH Inc) group to review our headworks equipment at no charge courtesy of Parkson.

Water

Total tasks completed: 195

- 7 meter stubs installed
- 7 visual inspections and cleaning of water pumping stations
- 4 hydrants repaired
- 2 leak checks
- Replaced insulation on all tank sensing lines and installed heat trace
- Replaced power supply at Galilee pump station
- Replaced 2 leaking service lines on Mt Creek drive
- Cleaned shop and shelving, rebuilt salvageable hydrants and dismantled broken ones for parts
- Replaced leaking valve stem o ring at Highway 0
- Rebuilt surge anticipation valve at Galilee
- Processed 144 locate tickets – 732 water, 412 sewer
- Marked 232 water and 195 sewer
- Two SLI's left to complete project

IT

Continuing set up at new building.

Engineering

Wastewater Master Plan

Manager

- 1668 service lines for the lead project – two left to complete so we will easily make the deadline.
- Our move date might have to be changed to the end of April due to internet availability. We are still hoping Comcast will come through and we can make the original March date. We have decided not to put anything into the bills and keep both places open.

The meeting was adjourned at 7:00 pm.

Karen Long
Board Secretary